

1600 HAMILTON PLACE COMMUNITY ASSOCIATION

NEWSLETTER

January 2025

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 6:30PM on Tuesday, February 11, 2025. More information will be included on the agenda posted on the bulletin board adjacent to the clubhouse entry doors 4 days prior to the meeting. (PLEASE NOTE THAT YOU MUST BE AN OWNER OF RECORD FOR YOUR 1600 HAMILTON PLACE PROPERTY TO ATTEND THE ANNUAL MEETING AND BOARD MEETINGS).

Update on AB326 Inspections January 2025

The first city inspection of the prototype balcony has been successfully completed. An inspection is needed for each repair/restoration step, and at least three more inspections are necessary before the balcony is fully completed. The permits for the remaining balconies, which require structural repairs, are being processed using the prototype permit as a template. All pending balconies will be repaired as soon as possible, contingent on receiving the permits and timely city inspections.

Concurrently, other balconies and stairs are undergoing improvements to enhance inspect ability, scupper upgrades, and minor repairs that do not necessitate permits. We are also close to obtaining the stairs master permit, which will enable us to initiate stair repairs, and the master balcony permit, which will facilitate and expedite subsequent balcony repairs.

Important Notice Regarding Electrical Panels

Insurance companies are refusing to insure or are significantly increasing insurance rates for properties with electrical panels from Federal Pacific and certain other brands. If your unit has a Federal Pacific electrical panel, it must be replaced by a licensed electrician with a permit. We are working to get more details and negotiate a group rate for the replacement work. Stay tuned for more information.

Book Drive

For the month of February, the Campbell Conquerors Pathfinders (a Christian scouting organization) will be holding a Children's Book Drive to benefit the library of the Holbrook Indian School located in the Navajo Nation in Chinle, Arizona. This book drive will help a school in an Indian reservation with limited resources. The scouts will be collecting books for children ages 6 to 18 years of age. Ideal books for the drive include biographies, history, adventure, mysteries, and science fiction. Examples include the Hardy Boys series, Lord of the Rings, or the various Star Wars books. You can drop off your book donations in a box labeled "Children's Book Drive" on the shelf next to the stairs at 1961 Foxhall Loop. By stocking this school's library with popular books we can help these children discover the joy of reading.

Pets

When walking your dog, please curb your dog's away from all landscaping and Ballard lights. It costs us all to have these replaced due to dogs urinating on them.



Bag all animal waste before tossing it in your garbage cart. Animal waste should not be put out with yard trimmings. Thank you for your cooperation.

Broadband Upgrade News

In November, the HOA approved AT&T's plan to upgrade our broadband infrastructure by installing fiber to each building's utility closets. Using G.fast fiber-to-coax technology, AT&T will utilize existing coaxial cables, also used by Comcast Xfinity, to deliver speeds up to 1 Gbps to each unit.

The project is expected to be completed by late 2025, allowing time for surveying, planning, and permits. Fiber cables will be installed in all buildings, with equipment housed in utility closets. A short 10-day construction period will occur on Foxhall and Huxley Courts to install underground conduits. Residents will receive updates via community postings.

Comcast Xfinity customers will not be affected. However, current AT&T customers will need to transition to the new system. AT&T will contact these customers directly to manage the transition and provide information to interested residents.

This upgrade will offer more internet service options. The HOA does not endorse or recommend any specific provider.

2025 Budget

You should have received your 2025 budget with assessment information. If you do not receive, please email Tammy Dominguez at tdominguez@communitymanagemenbt.com. Include your address in the SUBJECT box of the email. Please see the new dues for 2025:

Plan A - \$606.90 **Plan B** - \$631.27 **Plan C** - \$666.63 **Plan D** - \$694.22 **Plan E** - \$686.19 **Plan F** - \$615.20

If you are using an online check paying service, you will need to contact the service prior to January 1, 2025 to adjust the payment amount. Also if you put in a dollar amount when setting up auto payments you will need to adjust to new amount. It will not automatically do so. If you check the box that say pay assessment balance owing on statement you do not need to make changes.

Car Break Ins

There have been recent car break ins and window glass breaking of cars. Please do not leave anything valuable in cars. Please park cars in the garage. Report any theft to the police.

Parking Rules

The revised parking rules for our community have been posted by each mailbox. Any questions should be directed to Community Management.

Tennis Court Etiquette

Tennis courts are only for the use of tennis players. Dogs and Children are not allowed on the Courts. They are not playgrounds. Tennis courts were just resurfaced, and it is appreciated that we all respect this rule.

Security and Los Gatos Creek Trail Concerns

Please note that the association uses the security patrol primarily for assistance in enforcing parking rules, as well as for a visual deterrent to help prevent crime. However, any concerns about your safety should be directed to the SJPd. If you have concerns about activity involving the Los Gatos creek trail, you may contact the following:

Santa Clara Valley Water District: <https://www.valleywater.org/contact-us>

San Jose Police: <https://www.sjpd.org/>

Dev Davis (city council member): <https://www.sjd6.org/contact/>

Detached Garage Guidelines

Please review the guidelines for using electrical power in detached garages as their wiring does not accommodate excessive power usage such as is needed for charging electric vehicles.

Because the Association (and thus all owners collectively) and not individual owners are responsible for the cost of electricity use in detached garages and, due to the Board's belief that the detached garages were not wired for use of equipment with high energy requirements, the Board has adopted limits on the use of equipment with high electrical needs in the detached garages. The rule prohibits the use in the detached garages of large appliances such as refrigerators, freezers, washers and dryers, and other heavy electrical devices as may be determined by the Board of Directors of the Association from time to time. As an alternative to relocating such equipment a homeowner could elect, after obtaining the Board's written approval and at the homeowner's sole expense, to have the detached garage in question rewired in such a way that the homeowner would be solely responsible for the metered electricity used and would be solely responsible for any damages resulting from such rewiring and usage. The homeowner would be responsible for indemnifying the Association from any damages suffered as a result of such rewiring and/or usage.

1600 Hamilton Place Website

The most recently approved Board of Directors meeting minutes, as well as the most recent Landscape Committee meeting minutes are both available for review on the association's website at www.1600hamiltonplace.org.

Irrigation System Information

The landscaping irrigation system is designed to water during the late evenings and early morning hours. Occasionally, there will be a broken sprinkler head or irrigation line in the complex and a leak will occur. Normally, the irrigation timer clock will automatically turn the water off after 15-30 minutes and the problem can be reported to the CMS Customer Service Department during regular business hours. If, however, the water continues to run after 30 minutes, please contact CMS at 408-559-1977 for access to the emergency on-call manager.

Also, it is the association's desire to help owners minimize maintenance needs on their units by eliminating problems with any sprinklers that are spraying onto building surfaces. If you witness such a problem, please report it to management so that the landscaping company can be contacted to make the necessary corrections.

HAMILTON PLACE STREET SWEEPING SCHEDULE

The San Jose Department of Transportation is arranging an enhanced sweeping of Hamilton Place on the 3rd Thursday of each month. Please avoid parking on Hamilton Place during business hours on the 3rd Thursday of each month so that the sweepers will have access to the street surfaces to clear leaves and debris.

MEDALLION LANDSCAPE MANAGEMENT SPRAY NOTICE

You can find the landscaping spray notice posted on the bulletin board next to the clubhouse entrance doors. Please direct any questions regarding the information on the notice to Medallion Landscaping at 408-782-7500.

Community Management Services, Inc., 1935 Dry Creek Road, Suite 203, Campbell, CA 95008
Customer Service: 408-559-1977/ Emergency after hours 408-559-1977 press 3 then 0 for the on-call manager
Association Manager: Tammy Dominguez Email:tdominguez@communitymanagement.com
Security Office: 408-371-1715 1600 Hamilton Website: www.1600HamiltonPlace.org

1600 HPL: It Takes a Village!

Many of you know our HOA as "The Villages," and that name truly reflects how we operate. It takes the combined efforts of our homeowners, vendors, and management team to make this a great place to live. We especially want to recognize our fantastic volunteers who dedicate their time and talents. Homeowners bring a special touch that enhances our community:

- **Landscaping Committee:** Sheba Solomon and Maryalice Heim work closely with our landscaping and tree vendors to maintain and improve our grounds.
- **Water Bill Savings:** Mary Fisher's diligent analysis of our water bills recently helped us identify and fix a significant leak, resulting in cost savings.
- **Website Management:** Rick Arellanes generously maintains and updates our community website.
- **Winter Party Support:** Robin and Mark Oto played a key role in setting up the decorations for our winter gathering, and helped during the event.
- **Clubhouse & Other Projects:** Maryalice assists with clubhouse rentals, and Sheba has contributed to various initiatives over the years.
- **Community Watch:** Many keep an eye for their neighbors, report suspicious activity and help keep all of us safe.
- **Community Cleanliness:** We appreciate the many homeowners who help keep our common areas clean by picking up trash and debris.
- **Board Members:** Deborah Finkel, Brian Finerty, and Bob Newman put in significant effort to manage the HOA's operations.
- **Our Property Manager:** Although not a volunteer, a special thank you to Tammy Dominguez, who expertly handles the day-to-day management of our community.

We also want to thank anyone whose contribution we may have missed or who contributed anonymously.

How You Can Contribute

We encourage you to get involved in any way you can. Your unique skills and willingness to help can make a real difference. Even just attending board meetings is valuable! Here are some current opportunities, but we are open to other ideas, no matter how big or small:

- Board Member
- Architectural Committee Member
- Community Postings Assistance

Please join us at a board meeting or, if you cannot attend, contact Tammy, and she will put you in touch with the appropriate person. We look forward to working together to enhance our community!

Best regards,

Haris Volos, Board President